Return to:

WARRANTY DEED Davidson County DEEDWARR Recvd: 07/11/03 11:24 2pgs Fees:13.00 Taxes:402.93 20030711-0096426 ET-03-4408	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,900.00 Rita B. Mitchell Affiant Subscribed and sworn to before me, this 26th DAY OF June, 2003. Beverly J. Hatherly Notary Public MY COMMISSION EXPIRES: 9-9-03 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

BEVERLY J. HATHERLY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Aundrea Johnson	Sebring Capital Partners, LP ~~The Mortgage Group~~	
(NAME)	(NAME)	
3437 New Towne Road	4000 International Pkwy	150-11-0-106.00
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRANDON L. NODINE AND KRISTIE N. MAIETTE NODINE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto AUNDREA JOHNSON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 219 on the Plan of Towne Villiage of the Country, Section III, as of record in Book 5200, Page 268 and 269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Brandon L. Nodine and Kristie N. Maiette by deed of record in Book 10701, Page 104, said Register's Office. The said Kristie N. Maiette having since married Brandon L. Nodine, now known as Kristie N. Nodine, being one in the same person.

This conveyance is subject to Restrictions of record in Book 5289, Page 687 as amended in Book 5635, Page 545, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 3437 New Towne Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of June, 2003.

Brandon L. Nodine

Kristie N. Maiette Nodine

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Brandon L. Nodine and Kristie N. Maiette Nodine, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 26th day of June, 2003.

My Commission Expires: 9.9.03

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 26th day of June, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:
EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW